

AGENDA

AFFORDABLE HOUSING COMMISSION

February 4, 2026

Hybrid Meeting In-person and via Zoom



<https://us02web.zoom.us/j/89319059251?pwd=PaO433kVNCOzLNCPudt1ZkeKSQwZEz.1>

Meeting ID: 893 1905 9251

Passcode: 857118

Accessibility

The City of Ellensburg strives to make our services, programs, and activities readily accessible.

- Closed Captioning is available to Zoom viewers. To enable closed captioning, you will need to click on the "CC" button at the bottom of your Zoom screen and then select either "Show Subtitle" or "View Full Transcript."
- Members of the public who do not speak English or who have limited proficiency may request an interpreter if they wish to participate in public meetings.
- The City will provide reasonable accommodation for members of the public with disabilities.

Please submit requests for language assistance or reasonable accommodation to the HR Director/ADA Coordinator by calling (509) 962-7222 or by email at ADACoordinator@ellensburgwa.gov. Five (5) business days' notice is appreciated.

CITY OF ELLENSBURG
AFFORDABLE HOUSING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Wednesday, February 4, 2026
4:30 PM - Regular Meeting

- 1. Call to Order and Roll Call of Members**
- 2. Approval of Agenda** (No Public Comment)
- 3. Approval of Minutes**
 - 3.A January 7, 2026 regular meeting minutes
 - 3.B January 8, 2026 joint meeting with Planning Commission minutes
- 4. New Business**
 - 4.A Recommendations from Kittitas County Developmental Disabilities Advisory Committee (DDAC)
 - 4.B Discuss upcoming land use planning and building fee changes
 - 4.C 2025 Annual Review
 - 4.D Meeting agreements discussion: attendance & commissioner roles, public comment, and meeting structure
- 5. Unfinished Business**
- 6. Public Comment**
- 7. Staff Update/Discussion Items**
 - 7.A March meeting preview
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Affordable Housing Commission, contact the Community Development office at 509-962-7270.



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

January 7, 2026

Time of Meeting

4:30 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Commissioner Bedsaul called the meeting to order at 4:30 p.m.

Present: Sarah Bedsaul, Courtney Garzone, Dan Witkowski, Delano Palmer, Sarah Syverson, Kim Funston

Absent: John Perrie

Others Present: Dan Carlson, Community Development Director; Heidi Behrends Cerniwey, City Manager; Lily Frey, Housing Program Manager

Odd Fellows Lodge #20 Housing Project: Frank Rowland, Doug Bommersbach, David Sturgell, Dave Stoltz

Habitat for Humanity Seattle-King and Kittitas Counties: Marie Spengler, Liz Beebe Hyland, Stephanie Bohman, Marissa London, John Gillilan, Ali Sheibani, Mei Ninman, Ryan Makinster

and one or more members of the public

2. Approval of Agenda

Commissioner Palmer moved to approve the agenda. Motion passed 6-0.

3. Approval of Minutes

3.A December 3, 2025 regular meeting minutes

Commissioner Garzone moved to approve the December 3, 2025 meeting minutes. Motion passed 6-0.

4. New Business

4.A Election of 2026 chair and co-chair

Commissioner Funston nominated Commissioner Bedsaul as chair; Bedsaul declined the nomination. Commissioner Bedsaul nominated Commissioner Garzone as Chair. Motion passed 6-0. Commissioner Garzone took over chairing the meeting. Commissioner Palmer nominated Commissioner Witkowski as Co-chair. Motion passed 6-0.

4.B Consider Odd Fellows Lodge #20 Housing Project application for funding
Frey presented an overview of the Odd Fellows Lodge #20 Housing Project

application and proposed development and current housing sales tax fund balance. Doug Bommersbach and Frank Rowland presented the organizations supporting the proposal, the Office of Rural and Farmworker Housing (ORFH) and Odd Fellows Lodge No, 20, the site, project total budget, layout and timeline.

Commissioners asked about timing for feedback from additional funding applications, site design options and additional phase planning, backup funding options, construction partners, income reporting and property management roles, unit sizes, bus service, improvements required on Pfenning Road. Dave Sturgell added background on discussions with City transit for potential service to the development. Commissioners discussed the challenges of a partially funded project waiting to hear back from other grant applications and the timing of City support.

Commissioner Bedsaul moved to recommend the Odd Fellows Lodge #20 to City Council for full funding. Commissioner Palmer recused himself based on his role as a board member for Habitat for Humanity Seattle - King and Kittitas Counties, another funding applicant.

Commissioners discussed the target populations served by the project, potential neighbor feedback and the contribution of the project to preserving the cemetery and overall community contribution. Commissioners highlighted the need to communicate about project benefits to the community overall and stressed the importance of good property management.

Motion passed 5-0. (Palmer recused)

5. Unfinished Business

- 5.A Consider Habitat for Humanity application for funding for Willow Street project. Frey recapped the basics of the Habitat for Humanity Seattle - King and Kittitas Counties Willow Street proposal. Marie Spengler presented the project more generally, including Habitat's programmatic focus, homeowner selection process, local development pipeline, the Willow street design, schedule and budget.

Commissioners discussed the proposed prices per unit and per square foot, site layout, the resale process, mortgage affordability levels, the value of affordable homeownership, the land trust model, the project location and proximity to services. Commissioners asked if Habitat had conducted other funding outreach and discussed the trade-offs of the time required to apply to complementary funding sources. Commissioners expressed appreciation for the role Habitat and affordable homeownership projects in the community. John Gillilan clarified the timing of funding will influence Habitat's ability to maintain continuity of staffing and volunteers between Stuart Meadows and Willow Street projects.

Commissioners asked about other proposals in the pipeline and the total

available sales tax funding. Commissioners discussed the trade-offs between waiting for Habitat to identify additional funding sources and providing full funding for the proposal. Stephanie Bohman highlighted additional requirements for affordable homeownership developers and local economic benefits related to homeownership.

Councilmember Palmer noted he would abstain from the vote as a Habitat board member. Commissioner Garzone moved to recommend to City Council to fully fund the Willow Street Project. The motion passed 3-2. (Palmer recused.)

6. Public Comment

Bill Hinkle recommended that the commission offer public comment earlier in the agenda to be able to hear feedback on the proposals and as a point of process. Commissioner Garzone recommended including this as an agenda item for the next meeting.

7. Staff Update/Discussion Items

7.A January-June 2026 draft work program

Frey summarized the draft work program and noted that more time may be required for work on the comprehensive plan and other agenda items will move as needed. Hal Holmes is booked for an accessory dwelling unit (ADU) event on April 15, 2026.

8. Commission Representative Update

Commissioners Garzone and Palmer noted news stories indicating federal opposition to large companies buying single-family homes, which could affect housing affordability.

9. Adjournment

Commissioner Garzone adjourned the meeting at 5:55 p.m.



CITY OF ELLENSBURG

**Minutes of Affordable Housing Commission, Joint meeting
with Planning Commission**

Date of Meeting

January 8, 2026

Time of Meeting

5:45 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Chair Harrell called the meeting to order at 5:45 PM.

Planning Commission Present: Ed Harrell, Michael Buehn, Skylar Bisom-Rapp, Geraldine O'Mahony, Joe Sheeran, George Bottcher (arrived at 5:56PM)

Planning Commission Absent: Sathy Rajendran

Affordable Housing Commission Present: Delano Palmer, Sarah Bedsaul, Sarah Syverson, Kim Funston, Courtney Garzone, Dan Witkowski, John Perrie

Affordable Housing Commission Absent: None

Others Present: Andrew Oliver, Leland Consulting Group; Heidi Behrends Cerniwey, City Manager; Dan Carlson, Community Development Director; Stacey Henderson, Planning Manager; Lily Frey, Housing Program Manager; Mark Rud, Associate Planner; David Miller, Council liaison, and several members of the public.

2. Approval of Agenda

Commissioner Witkowski moved to amend the agenda to consider 4B - Review and discussion on Comprehensive Plan Periodic Update: Land capacity analysis and proposed zoning changes overview with Andrew Oliver of Leland Consulting before 4A - Planning Commission election of chair and co-chair. Motion passed 12-0.

3. Approval of Minutes

- 3.A Planning Commission November 13, 2025 regular meeting minutes
Commissioner Sheeran moved to approve the November 13, 2025 Planning Commission regular meeting minutes as presented. Motion passed 5-0.

4. New Business

- 4.A Review and discussion on Comprehensive Plan Periodic Update: Land capacity analysis and proposed zoning changes overview with Andrew Oliver of Leland Consulting.
Henderson introduced the session goals of presenting work to date and gathering initial feedback and recapped the overall comprehensive plan update process. Frey shared housing allocations to the City by income band based on County allocations. Oliver presented an overview of the Land Capacity Analysis

(LCA) process and assumptions.

Commissioners discussed the overall growth planning assumptions, connections between jobs and housing, and how the LCA relates to urban growth area (UGA) expansion, and annexations and zoning changes. Oliver shared the initial calculations of land available by housing income bands, which indicates a small deficit of land available for multifamily housing for 0-80% AMI households. Frey presented proposed zoning changes to increase multifamily capacity, including potential changes south of Umptanum Road, along West University Ave, along North Airport Road and near North Water Street and Helena Ave. Commissioners asked about county vs. city income levels and reflections in housing figures.

Commissioners asked about analysis of public service impacts from proposed rezones, which have been considered in transportation modeling to date and will be considered in the Comp plan process based on the commissions' recommendations. Commissioners recommended considering Commercial Highway (C-H) zoned parcels along University Ave East for rezone potential to Central Commercial II (CC-II), which would allow developers access to the multifamily tax exemption program. Commissioners recommended considering mixed-use zoning for the Airport Road and Helena and Water areas to allow for desired neighborhood services and numbering these proposed changes to allow for separate consideration.

Commissioners identified that some parcels identified for potential rezone along North Airport Road would be affected by the airport overlay and expressed interest in revisiting the overlay zone definition and relevant restrictions. Commissioners expressed support for pursuing all of the proposed rezone options recognizing the need for more multifamily housing. Commissioners encouraged staff to consider how comp plan policies could affect underutilized parcels, particularly in central locations.

- 4.B Planning Commission election of chair and co-chair
Commissioner Bisom-Rapp nominated Commissioner O'Mahony as Planning Commission chair. Motion passed 6-0.
Commissioner Bottcher nominated Commissioner Bisom-Rapp as Planning Commission co-chair. Motion passed 6-0.

5. Unfinished Business

None.

6. Public Comment

None.

7. Staff Update/Discussion Items

- 7.A Recap of Council action: Comp Plan Chapter 9 & Land Development Code
Henderson noted that Council followed the Planning Commission's recommendations as edited passing an ordinance of Title 15 changes including temporary sales use, binding site plan regulations, co-living housing and code

cleanup, adopting these changes in November 2025. The ordinance changes are currently in force and will be reflected on the City's code website in the coming months. Council followed the Planning Commission's capital improvement plan recommendations and adopted the changes. Council ultimately chose to adopt the alternate revisions to Chapter 9 of the Comprehensive Plan submitted by the Diversity, Equity and Inclusion (DEI) Commission rather than the staff recommended revisions of this chapter with a rewrite planned in 2026. Henderson thanked commissioners for their work on these challenging topics.

Commissioners asked about next steps for the Planning Commission to review comprehensive plan elements; Henderson noted that there will be regular reviews of draft elements through June with adoption required by December 2026. Commissioners wishing to raise issues for consideration in the periodic update process should send those questions or suggestions to Henderson.

8. Commission Representative Update

None.

9. Adjournment

Chair O'Mahony adjourned the meeting at 7:28 pm.

4C. Annual Review 2025

Affordable Housing Commission

February 4, 2026

Affordable Housing Commission duties and responsibilities

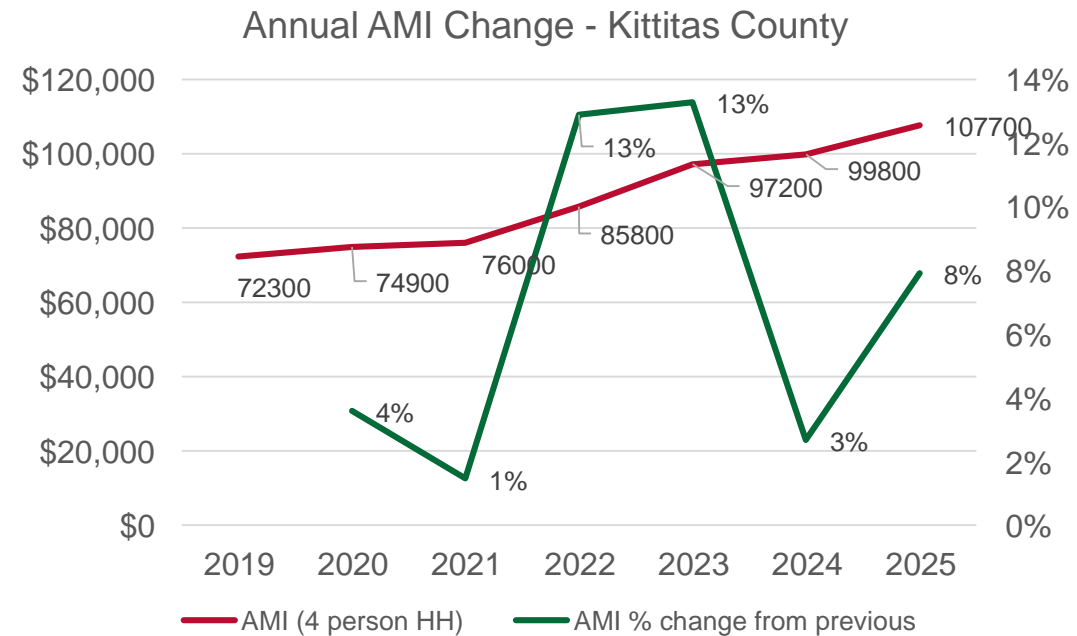
- C. At the end of each fiscal year, conduct a review of the revenue allocation framework as originally developed by the ad hoc affordable housing advisory committee.
- F. At the end of each fiscal year, conduct a review of affordable housing needs.
- G. At the end of each fiscal year, provide an annual report on the affordable housing revenue collection and activities undertaken with affordable housing funds.

C. Updated Revenue Allocation Framework (updated late 2024)

- 60+% for constructing or acquiring affordable housing and/or operations and maintenance costs
- Up to 30% for the operation, delivery or evaluation of housing-related services
- 5% kept in reserve, and
- 5% administrative costs

F. Affordable Housing Needs

- Lower than anticipated population growth
 - WA Office of Financial Management (OFM) Ellensburg population estimate 2025 = 21,260
 - 2020 Census = 20,797



Source: HUD

Zillow Rental Market Snapshot – Jan 2026

Ellensburg, WA rental market

What is the average rent in Ellensburg, WA?

[Choose another area](#)

All beds ▾

All home types ▾

Last updated January 21, 2026

Rental market summary

The average rent for all bedrooms and all property types in Ellensburg, WA is \$1,582.

Average rent

\$1,582

Month-over-month change

-\$88

Year-over-year change

+\$107

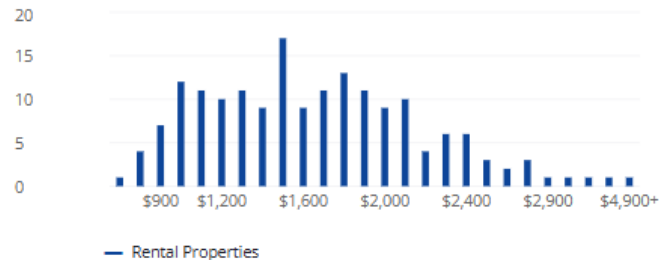
Available rentals

129

Source: Zillow Rentals data

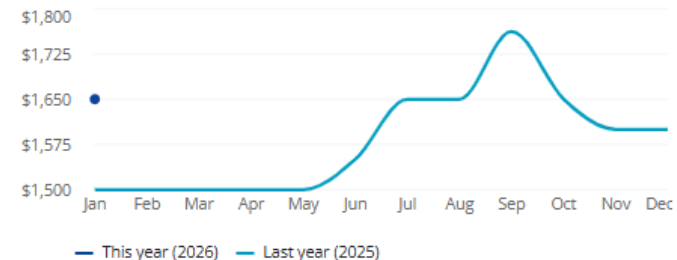
Rental price range

The price range for all bedrooms and all property types is \$724 to \$4,900.



Average rent price over time

In the last year, rent has increased by \$107 compared to the previous year.



\$82 increase or ~5.4% compared to our review in Feb 2025

Source: Zillow

Zoom in: 1 Bedrooms

Rental market summary

The average rent for 1 bedroom properties in Ellensburg, WA is **\$1,025**.

Average rent

\$1,025

Month-over-month change

+\$25

Year-over-year change

-\$275

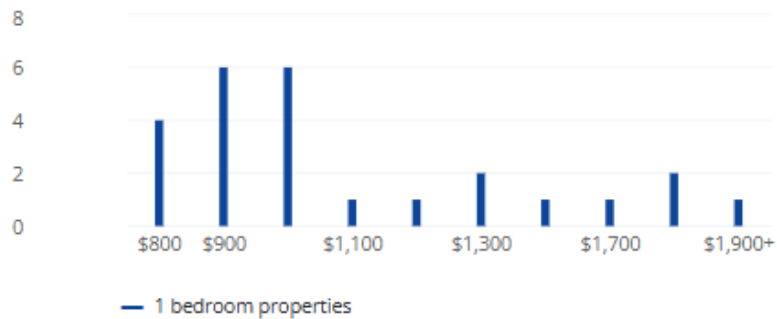
Available rentals

22

Source: Zillow Rentals data

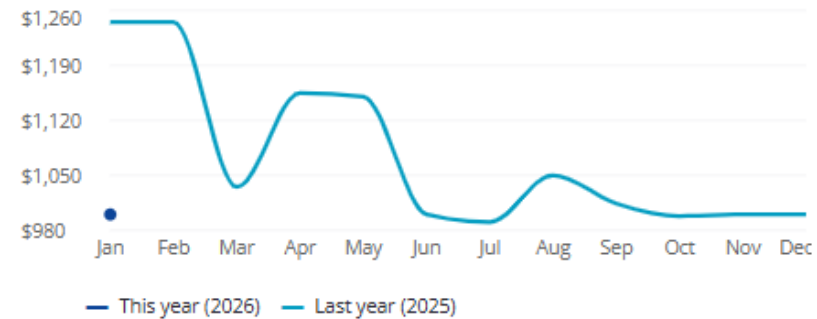
Rental price range

The price range for 1 bedroom properties is **\$870 to \$1,900**.



Average rent price over time

In the last year, rent has decreased by **\$275** compared to the previous year.



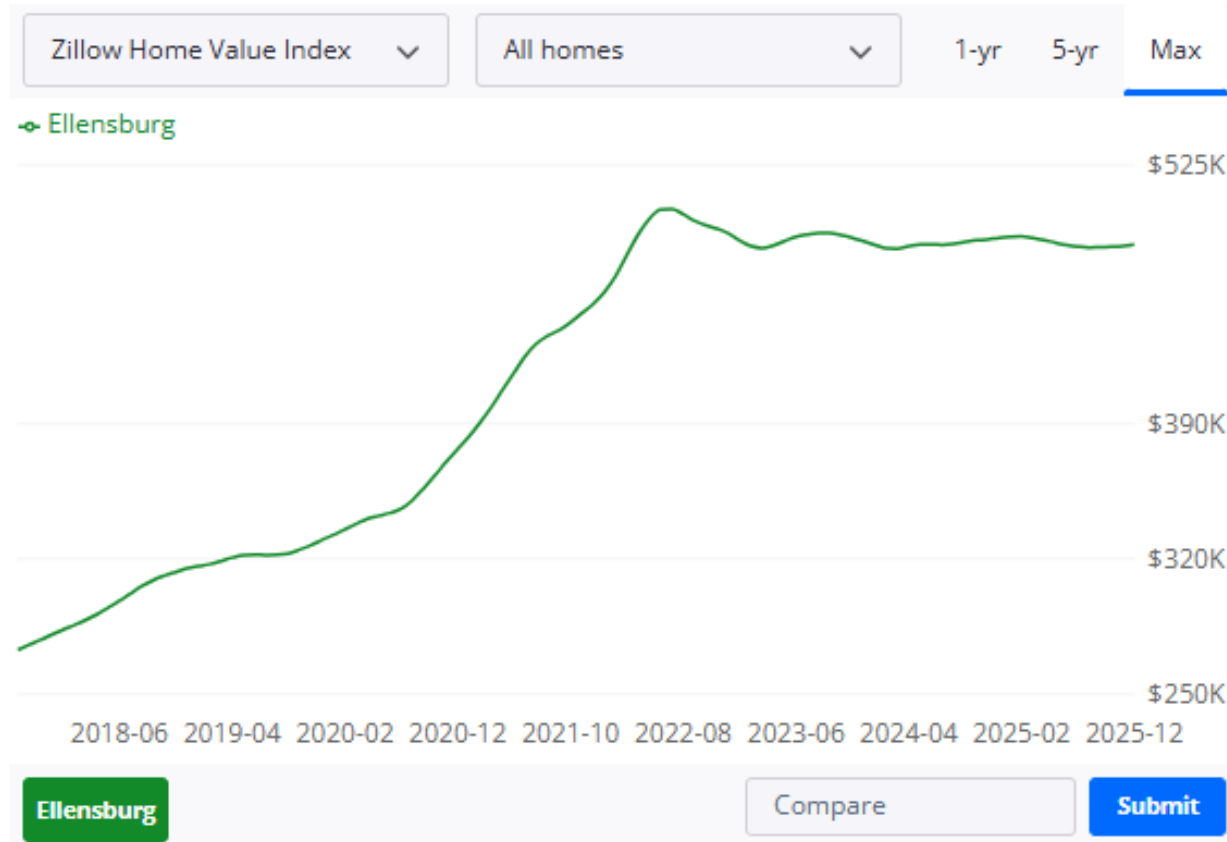
~22% decrease compared to Feb 2025!



City of

Ellensburg
WASHINGTON

Ellensburg Home Values – Jan 2025

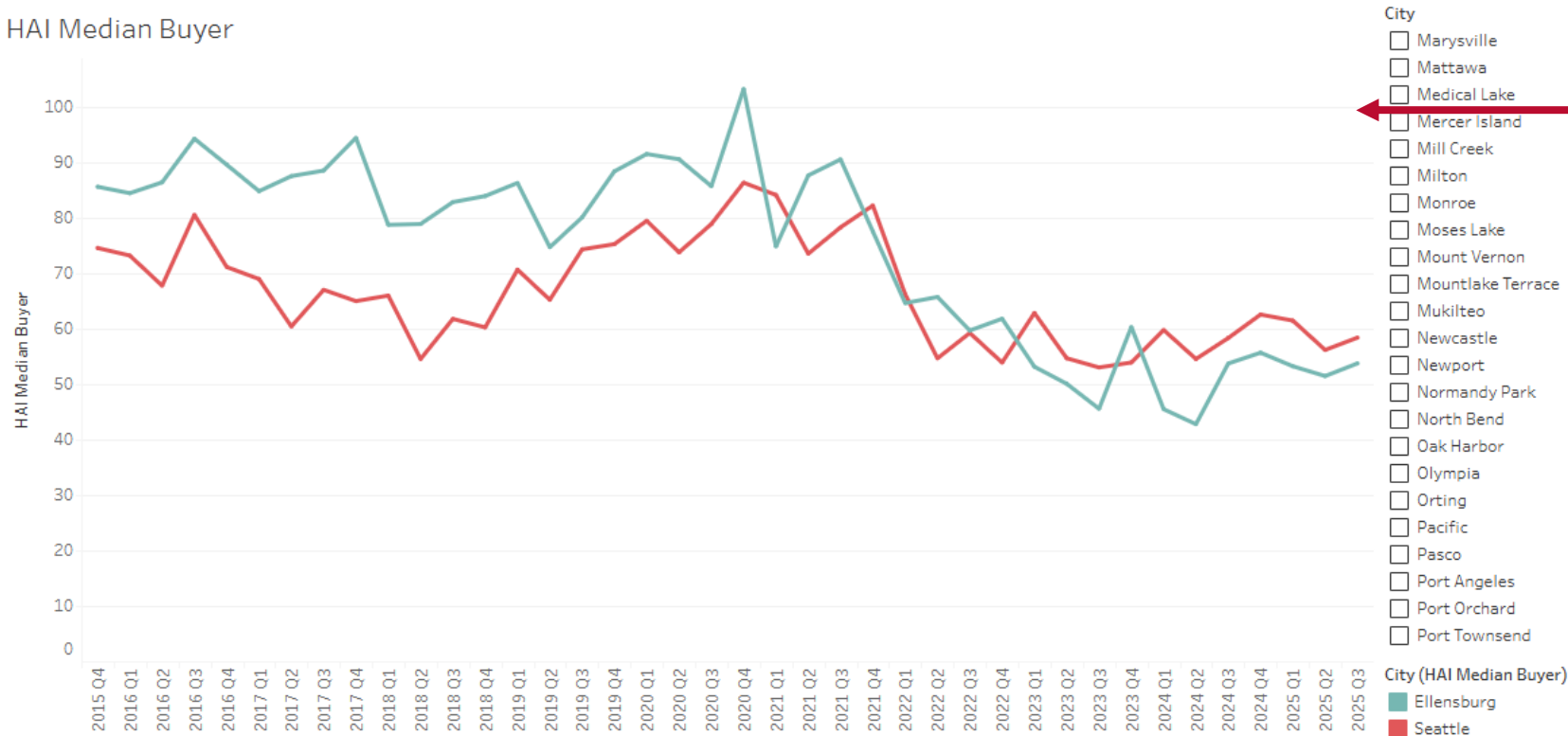


- Median home value = \$483,969 (Zillow)
\$437,000 (WA Center for Real Estate Research)
- 0.7% decrease since Jan 2025 (Zillow)

Source: Zillow

Homebuyer Affordability

HAI Median Buyer

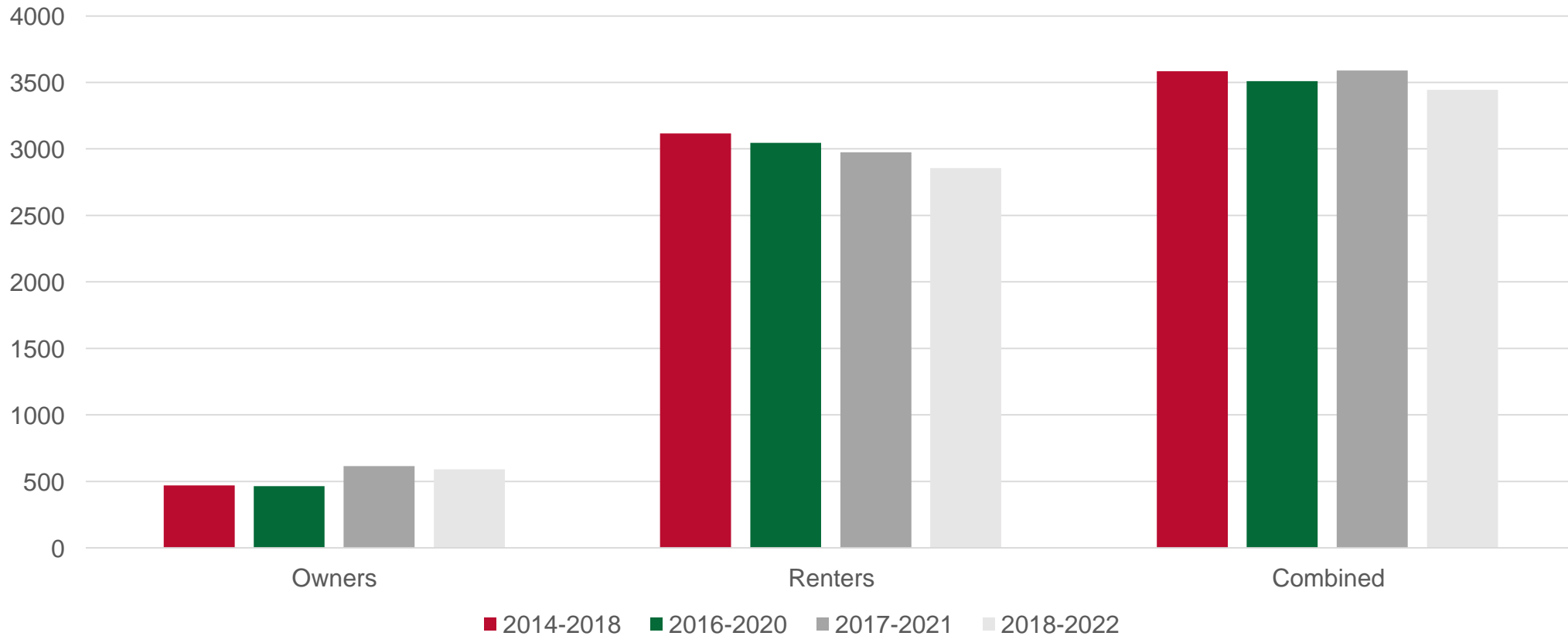


At 100 on this index, the median home is affordable to the median buyer

Ellensburg 2025 Q3
Median buyer = 54
First time buyer = 48

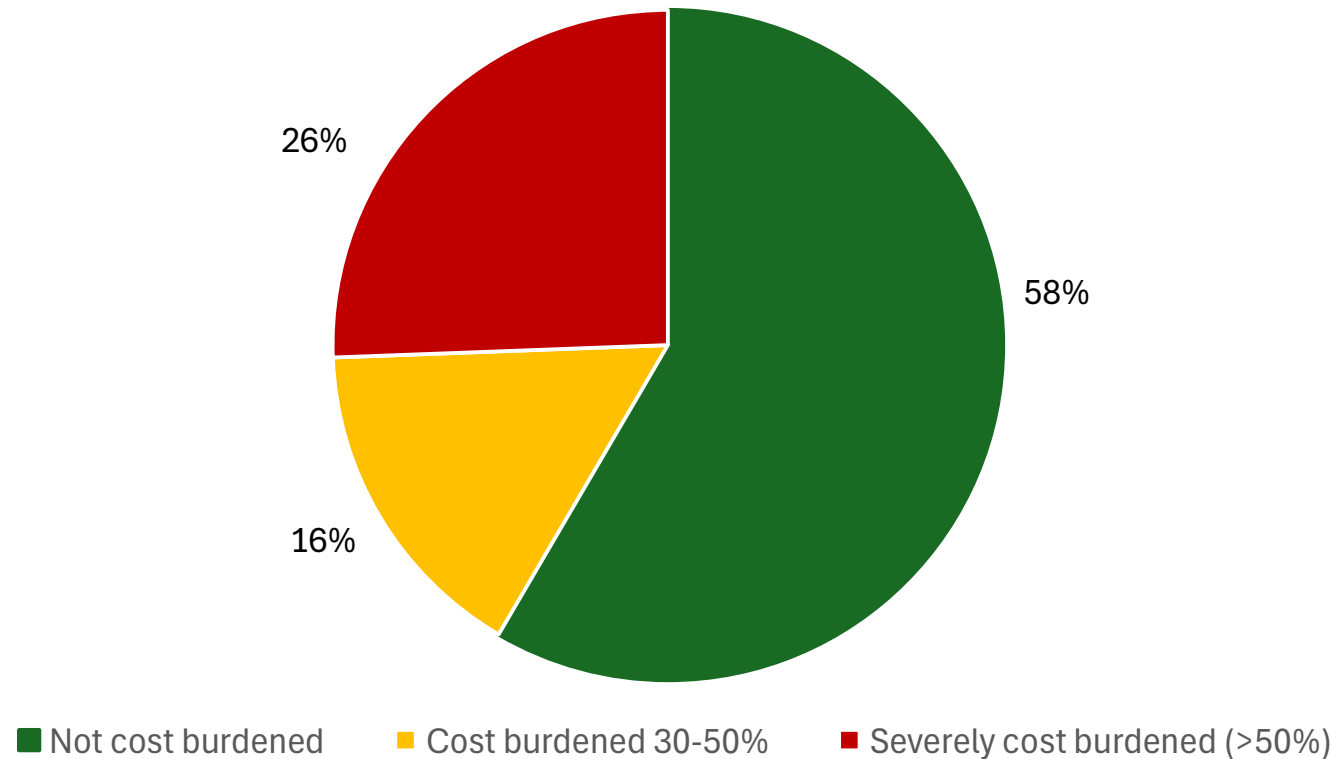
Source: WCRER

Cost-burdened households



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) based on American Community Survey (ACS) data

Cost burden by population percentage



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) based on American Community Survey (ACS) data 2018-2022

Recent & Ongoing Affordable Housing Development

Name	Developer / Owner	Units	Occupied / Planned
Stuart Meadows	Habitat	18	2024 (6); 2025 (6); 2026 (6)
Addison Place	HopeSource	8	2025
Pathways Place	HopeSource	78	2027
1 st & Pine	MAPD – TM – HomeSight	16-17	2027-2028
Pending			
Willow Street?	Habitat	3	2027
Odd Fellows Lodge #20?	Odd Fellows	24	2027

G. Affordable Housing Revenues and Activities

Item	Revenue	Expenditures	Allocations	Total
Balance from 2024				\$3,424,285
Revenues (both taxes, interest, grants)	\$1,412,109			
Grant payments (Stuart Meadows, CHIP)		\$131,401		
Addison Place acquisition		\$1,200,000		
Professional services (Catherine property & other)		\$70,579		
Cold Weather Shelter lease & improvements		\$69,282		
Admin		\$64,816		
Stuart Meadows remaining allocation			\$139,301	
Homeless remaining allocation			\$223,278	
Total available				\$2,937,737



2025 Highlights

- Completion of phase two (six homes) at Habitat for Humanity's Stuart Meadows
- Funded Addison Place acquisition (eight inhabited units)
- Catherine Property wetland reconnaissance completed
- Supported Cold Weather Shelter at Grace Church
- ADU Info Session
- Successful CHIP grant program application
- Reviewed & recommended revised 1st and Pine project

Looking ahead - 2026

- Comprehensive plan!! (due December 2026)
 - Land capacity (land use element)
 - Adequate provisions (& related code changes)
 - Housing policies (started, lots to go)
 - Racially disparate impacts
- Communications and outreach
- Ongoing projects (1st and Pine, Pathways, Catherine Property)
- New projects (Willow St, Odd Fellows Lodge #20)
- And more!